

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R29129



16/17

Property Information

property address: 1900 S TEXAS AVE

legal description: HILLCREST, BLOCK T, LOT 1-3, "TOWNSHIRE CHEVRON"

owner name/address: MANCUSO INVESTMENTS LTD

PO BOX 3480

BRYAN, TX 77805-3480

full business name: Aggre. Quality Pre-owned

land use category: Retail

type of business: car sales

current zoning: C3

occupancy status: OCCUP.

lot area (square feet): 22910

frontage along Texas Avenue (feet): 150

lot depth (feet): 160

sq. footage of building: 1400

property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 14 # of stories: 1

type of buildings (specify): brick

building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) metal piping
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☒ abandoned ☐ in-use

of signs: 1 type/material of sign: metal

overall condition (specify): okay cond

removal of any dilapidated signs suggested? ☒ yes ☐ no (specify) sign for "K&J Auto"
not the same as current business name

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no

of available off-street spaces: 25-35

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: decent

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no
if yes, which ones: blocked by metal piping

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☒ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) CARS, trash cans
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

suggest removal of gas station pumps,
bec they are not in use.

